

ACORN

The Journal of The Architectural Conservancy of Ontario



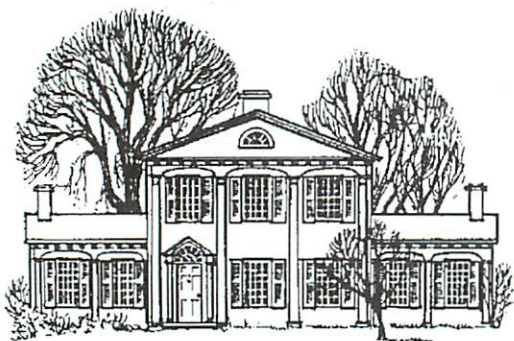
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places of natural beauty
or interest**

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**From the
Editor**

Yes, your ACORN is late. This issue, scheduled to be the last of 2000, has instead become the first of 2001. Work pressures and other commitments kept me from my editorial duties until early in December. Apologies to those contributors who met the deadlines and had to wait months to see their work in print!

As I look back on the past year one of the most rewarding things for me personally was my participation in the successful local campaign to save Trafalgar Bridge, an old steel truss bridge across the Thames River close to my farmhouse outside St. Marys. Perth County council had all but decided to close the 1905 structure and have it removed. Through the energetic efforts of local residents, council was persuaded to invest the funding necessary to keep the bridge open for at least another three years. The fact that they were fast approaching a municipal election probably didn't hurt!

The Perth County Historical Foundation, of which I am a member, rallied its modest forces behind the bridge campaign. Sally Hengeveld, a member of the Foundation's board, made a presentation to council at a jammed public meeting on the bridge in August, the same meeting that turned the tide in favour of the bridge's preservation. The following is taken from her remarks:

"We are here today to make the case to you that Trafalgar Bridge should be preserved and recognized as a heritage landmark.

The County's Official Plan includes policies respecting the preservation of heritage resources. Trafalgar Bridge deserves to be considered a heritage resource for three reasons: historical significance, architectural/engineering interest, and

landmark status.

Historical: the bridge is the first and only bridge at this site, built 95 years ago and named by the county council of the day for the famous naval victory of a century earlier of Admiral Nelson in Trafalgar Bay; it is the subject of a poem written by a then councillor called "The Night They Named Trafalgar Bridge."

Architectural/engineering: the bridge is a rare example of a pin-connected steel truss bridge; it is a reminder of an era in the late 19th and early 20th centuries when bridges were built in steel, an era between the wood and stone bridges of early settlement and the common concrete bridges of today; steel bridges were marvels in their day for the long spans they crossed with such light and airy construction.

Landmark: this bridge with its distinctive superstructure is a local landmark visible from both river roads and from north and south; from the bridge itself are beautiful views of the river in both directions; it is an important feature in the scenic rural landscape of the valley of the Thames River, a recently designated Canadian Heritage River.

For all these reasons we submit that the bridge is a part of our heritage and, following the heritage policies in the Official Plan, it should be respected and conserved.

We do not believe that everything old should be preserved, and at any cost. When a building or structure has *truly* outlived its original usefulness, and cannot be adapted to new uses, then it is very hard to argue for its preservation.

But this is not the case with Trafalgar. The bridge, even with the reduced load limit, continues to be very useful and convenient for the movement of local traffic; at the same time because it is narrow and traffic must slow down, it is a popular place for residents and visitors alike to fish, to walk, to bicycle and to snowmobile. It would be an ideal link in a future hiking trail network up and down the Thames.

The costs of preserving such present and future benefits for at least another three years, estimated in the engineer's report in the range of \$25,000, do not seem excessive or extravagant, especially considering the

small amount that has been spent on the bridge in recent years.

In conclusion, we ask that you seriously consider repairing and retaining this bridge. Trafalgar has not outlived its useful life – with a modest investment of public funds the bridge can still carry traffic *and* can serve other recreational and leisure purposes as well. Trafalgar Bridge should be recognized as the heritage asset it is, and like many bridges in the province should be designated under the Ontario Heritage Act.”

Wishing you all a happy Heritage Week!

Dan Schneider



President's Message

Summer and fall seemed to fly by and now we are well into winter! Despite the larger than usual amount of precipitation (rain *and* snow) in my part of the province, we are enjoying all that the seasons have to offer. Being from Northern Ontario originally, I do enjoy the snow, and it was wonderful to have a white Christmas for a change!

This is the first year that we have not had a summer meeting for the ACO Executive and it seems to have worked out. Thanks to the wonders of e-mail, we were still able to accomplish a lot, and meetings were held with other heritage organizations and several individuals during that time. The upgrading of our office technological capabilities continues and is almost complete.

Unfortunately, Jane Staunton tendered her resignation as Secretary, for personal reasons. However, we are pleased to announce that Kathleen Brent, an Architectural Technology stu-

dent at George Brown College, has agreed to fill the rest of the term.

Kathleen was one of our summer students this year – performing the function of Records Appraisal Assistant (she cleaned up our files!). She did a great job and now knows everything there is to know about the ACO.

Welcome aboard, Kathleen.

Aglaia Michelakis, an architecture student at U of T, worked during the summer as our Membership Development Assistant. Under the guidance of Pat Neal, Aglaia developed our new comprehensive membership brochure and an informational brochure on our Advisory Board program. Information on the ACO and our Advisory Board program was sent to all the LACACs in the province and we will continue to monitor the response to our outreach programs. Our thanks to the Ministry of Citizenship, Culture and Recreation for enabling us to hire these two talented students for special projects.

We have been working with Community Heritage Ontario and the Ontario Historical Society during the summer and we are continuing to develop a close working arrangement with the Ontario Heritage Foundation (our landlords at 10 Adelaide Street East). We have many common goals and partnering is an excellent way to realize them.

As reported in the last ACORN, we need to expand our membership into areas of Ontario that have not been previously represented by the ACO. To that end, I added a day onto a personal trip to Thunder Bay at the end of August and met with John Hannam, Assistant City Clerk, City of Thunder Bay (and their LACAC administrative support). I also met with a former member of LACAC, which has since become an ACO member. Thunder Bay has just completed restoration work on the roof of "The Pagoda," a very interesting building near the former Port Arthur train station. We hope to have an article on this project in a future issue of ACORN. We will continue to work at spreading our wings in

other areas of Northern Ontario.

We are continuing to write letters of support for conservation projects in municipalities that do not have ACO branches. If you know of a project that needs our assistance, please contact the office.

In September, I was able to attend the Heritage Canada conference in Calgary. The conference itself, "Towards a National Trust," was very interesting and thought provoking. Calgary has done a wonderful job of restoring historic Stephen Avenue (in just eight years!) and they were excellent conference hosts. The Heritage Canada conference is a great opportunity to meet heritage supporters from all across Canada. Congratulations to the Town of Markham, who received the first Prince of Wales Prize this year – keep up the good work!

We are looking forward to the 2001 Heritage Canada conference, which will be held in Toronto.

Our need for volunteers, both in the office and for various committees, is ongoing. If you have a few hours available to share your time and talents, please call the office and let us know.

Our Gala Dinner at The Arts & Letters Club in November was a great success. Attendance was at the maximum and our new "auctioneer," Ross Robinson, did a great job encouraging everyone to open their pocketbooks. Michael Tippin was an excellent speaker – it is very encouraging to see the "younger" generation so enthusiastic about the conservation of our built heritage (and making money at it too!). Our thanks to Mary Glendinning for all her hard work in coordinating the evening. Our thanks also to all those who donated items for the Silent Auction.

Welcome to our newest branch – Heritage Meaford – who became part of our network in November. They are a well-organized, enthusiastic group and we look forward to working with

them for many years to come. I had planned on attending their official launch on December 11, but that was the day that the first of many southern Ontario snowstorms hit. The launch itself was cancelled and has been rescheduled for February 7.

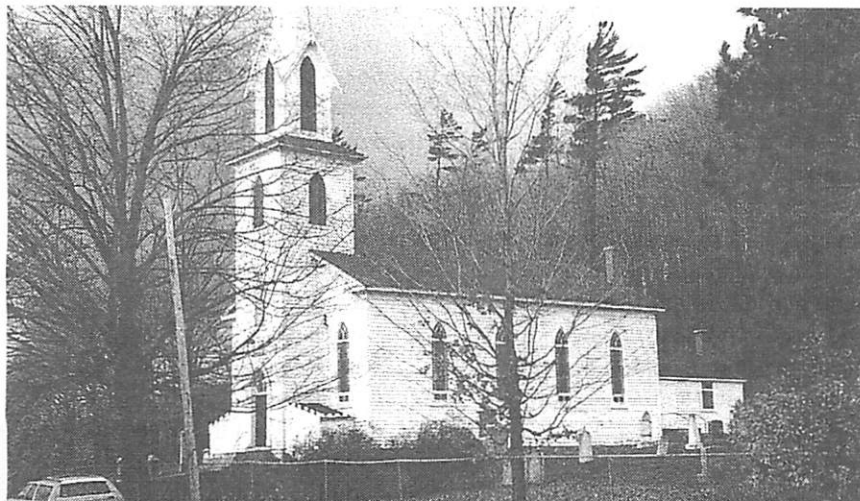
We would also like to welcome David Falconer as our newest Member-at-Large, filling the seat vacated in January by the resignation of Evelyn McLean. David is a very welcome addition to our Board and has agreed to chair the Membership Development Committee.

North Waterloo Branch will be hosting our annual conference and AGM from April 20-22. The conference theme this year is cultural landscapes and is titled "All Roads Lead to Waterloo Region." We are all looking forward to another interesting and informative conference. It's also a great time to catch up with old friends and acquaintances. *Watch your mail for further details.*

Our thanks to all who have sent donations in response to our annual Donor Appeal this past November. Your continued support is most gratifying, and remains most important to our ongoing operations.

Our best to all of you in the *real* new Millenium, and don't forget to renew your ACO membership for 2001.

Pat Malicki



Vernonville Presbyterian Church

photo: Tom Browne

Letter to the Editor

While reading through the Summer 2000 edition and noting the articles on saved churches and other articles I was musing about all the wonderful churches I had been engaged in over the past fifty some years and about the ones that have not been treated as well as they should be; and in doing so I wondered if the Conservancy knows about the wonderful little white clapboard church at Vernonville. I understand the United Church were the owners but my records list it as Vernonville Presbyterian Church (1920). Attached you will find a photocopy of it and I am sure you will agree that it is a beauty.

This church has not been used for regular services for many years but the last I knew of it there was a service once a year. The last time I was there (1984) the exterior and the interior were in a fair condition and on the front wall of the interior was an oil painted mural in good condition. At the time I tried to raise some interest from the Conservancy and other heritage groups but I don't know if anything was done about this gem.

The mural was painted by my grandfather, Peter Charles Browne, in 1920. As you are aware the Browne family, beginning with Peter, painted, decorat-

ed and furnished churches in Ontario since 1905 with commendations for our work from various sources. Of course the greatest accolade was the one in 1994 that designated St. Jude's Church, Brantford as a national heritage site because of the Browne family works it contains.

You will have to agree the depiction of the exterior itself cries out for heritage consideration and conservation. To add to that the mural inside is heritage not just because it is eighty years old but because it is from the hand of the artist that began the family tradition of the beautification of worship interiors.

Please let me know if anything has been done to save this site or will be done in the near future. I look forward to hearing from you.

T.G. (Tom) Browne

Editor's Note: Do any of our members know of this church and its current situation?

FOR SALE \$ 25,000

The historic WOODRUFF HOUSE, circa 1827, from St. Davids, Ontario.

This is a full two-storey oak timber-frame house with three additions (about 2000 sq. ft.) The main house is a five over five bay front with end gables. There are four neo-classic fireplaces, plus a large cooking and baking hearth in the kitchen. Architectural drawings were made when the house was dismantled in 1970. The building has been stored under cover.

The house is featured in *The Ancestral Roof*, page 62, with photo.

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Victory in Chatham

Editor's Note:

Last summer a group in Chatham comprising ACO Past President Mary Angela Tucker and a number of other residents were responsible for winning a significant heritage decision before the Ontario Municipal Board. The group appealed a decision of the Committee of Adjustment of the Municipality of Chatham-Kent granting a minor variance of the zoning by-law to permit a 600 square foot addition to an existing rectory. The proposed addition was to be placed on a prominent corner of the 1870s Italianate residence, removing a number of key heritage elements.

Ms. Tucker's group retained the services of heritage planner David Cuming to help make the case against the granting of the application. In his presentation to the OMB Mr. Cuming began with a brief note on the nature of heritage planning. He then reviewed the subject property and its heritage significance; provided views on the provincial interest in cultural heritage under the Planning Act and the Provincial Policy Statement and its applicability to the application; described the Official Plan provisions; and concluded with a recommendation to deny the application on the grounds that it was contrary to sound heritage planning.

Because of the apparent success of this presentation in persuading the OMB, and its potential relevance to similar situations elsewhere, it is reprinted here at length (abridged slightly).

Planning

Planning may be simply defined as the management of change or way that society induces change in itself. Change may be promoted in a variety of ways and by a variety of proponents. Also, change may be motivated

in order to achieve numerous societal or community goals and objectives. The Planning Act requires that in inducing or promoting change, consideration must now be given, as a matter of course, to the conservation of Ontario's cultural heritage. Consideration must be given in a manner that seeks to ensure the protection of significant cultural heritage as a measurable, end result of planning.

This objective must be considered the key principle of conservation: the protection of cultural heritage from harm, loss or damage either through outright displacement or through disruption in any proposed planning matter.

Adhering to this principle involves the application of processes and procedures that enables consistent, coherent and traceable decision-making in conservation and planning matters. These processes are applicable to any scale or scope of planning, regardless of whether the planning matter is long-term policy issues, intermediate neighbourhood planning or more immediate planning issues such as site planning or consideration of variances as is the case here.

In Ontario, cultural heritage conservation is now confirmed as a legitimate objective of planning activity, as it is in many other countries and jurisdictions. International and national conventions, charters and recommendations have provided a considerable body of work addressing principles and processes of cultural heritage conservation. These principles and processes are capable of being effectively used in the practice of planning and conservation by all governments in Ontario, but particularly by local municipalities.

"Planning" is very capable of protecting and maintaining the evidence of cultural heritage in our surroundings. It provides an important framework for ensuring that future change respects the cultural heritage of a community.

Variances

In well-established residential areas with established streets, lotting patterns and building forms, the prospects for change are usually in the form of small scale redevelopment, such as additions to existing houses or infilling between existing houses on newly created lots. Fitting new building forms with older forms is one of the major challenges in such areas. Although such planning or development issues may be considered "minor" in the larger "planning picture" they become justifiably major planning issues in sensitive areas.

In considering the specific cases of variances I am of the long held opinion that poorly-considered or ill-conceived applications for variances have the potential to adversely affect individual built heritage features, well-established residential neighbourhoods as well as sensitive heritage areas and the built heritage or cultural landscape environment.

In all of the heritage conservation districts that I have participated in and presented to the Ontario Municipal Board I have always described the manner in which change occurs. A typical recommendation I enunciated in the final District Plan for the Town of Flamborough, a heritage conservation district study that I managed, ... comprised the following:

"4.4 Planning and development applications

In some instances building or district permits within or adjacent to the district may be preceded by applications for a planning approval pursuant to the Planning Act, e.g., plans of subdivisions, severances, minor variances, etc. These may have the potential to affect the character of the district. It is important that public input be gained at the earliest opportunity, prior to any approvals that may compromise consideration of a district permit, later in the process.

Recommendation 17

It is recommended that where any application or proposal for one of the following is located within, partially

within or adjacent to the designated district the district committee shall be circulated for comments:

- > a variance or a consent;
- > a plan of subdivision;
- > zoning amendment;
- > road closure;
- > road widening;
- > any public works and improvements by a municipal authority or local utility."

Accordingly, I believe we must all be very vigilant in how we consider the variety of development and redevelopment planning approvals required under the Planning Act, including minor variance applications, and the potential they sometimes have to severely harm important heritage buildings, established neighbourhoods and sensitive heritage environments as in this case.

The Subject Lands, Building And Heritage Significance

The subject lands

...

The Rectory (145 Victoria Avenue) and the Blessed Sacrament Church (155 Victoria Avenue) occupy lands that have frontage on Victoria Avenue of 238 feet with a side lot line on Forest Street of 306 feet. These lands are located in a well-established residential area characterized by tree-lined streets, expansive grassed boulevards, sidewalks and numerous residences in a variety of architectural styles.

This corner lot occupies a visually prominent location and displays both its west and south facades to the street. Both facades are visible in the streetscape.

...

Heritage attributes of 145 Victoria Avenue

In evaluating heritage buildings to derive some measure of value, merit or interest there are typically two major

attributes that are used:

- > historical associations; and
- > architectural qualities.

As far back as the early 1970s the Canadian Inventory of Historic Building, a federal Government initiative under Parks Canada had identified the property and included it in the inventory. By August 1980 the former City of Chatham Local Architectural Conservation Advisory Committee (an advisory committee to City Council established under the Ontario Heritage Act) had also prepared a heritage survey report identifying 145 Victoria Avenue as one of 50 important buildings within the community.

It scored a total of 83 points out of 100, with 35 out of 40 collectively allocated to its architecture and history. Clearly from a municipal perspective the building was of considerable value over twenty years ago.

As part of the preparation for this hearing I visited the site on June 8, 2000 and reviewed the property's architectural and historical development.

History

145 Victoria Avenue was originally constructed in the mid 1870s as a single detached dwelling for Hugh Malcomson a successful merchant and businessman who was the proprietor of "The New York House" on King Street West. Malcomson entered municipal politics and served on Chatham town council in 1886 and 1887 and from 1889 to 1890 served as mayor of the town of Chatham.

Malcomson was also active in a number of other community initiatives. He participated in securing a railway route (the Ontario and Quebec Railway) through Chatham and in 1890 on formation of the Public General Hospital Society served as the society's chair from 1890 to 1907. He became known as "Father of Public General Hospital." He remained a board member until he died in 1919.

Accordingly, the house is closely associated with Hugh Malcomson who was clearly a person of local historical significance as somebody committed to his community in business, municipal politics, railway development and social causes.

Architecture

145 Victoria Avenue originally comprised a single standing structure and was built during the mid-1870s. The Blessed Sacrament Church is of later construction and was "joined" to the Rectory recently.

Originally constructed as the Malcomson residence the two and a half storey red brick dwelling was constructed in the Italianate style. It featured a symmetrical facade of five bays, all arranged around a prominent central tower capped by a hip roof. The two bays on either side of this frontispiece contains the windows at lower and upper floor levels.

The tower contains doors at the ground floor, paired windows above under a segmental arch surmounted with a bull's eye window all contained under a hip roof.

The west facade features two round headed arch windows on either side of the tower at the ground floor. Each window is surmounted by a window cornice featuring a decorative "keystone" and cable moulding supported by ornate corbels.

On the second floor all windows are segmentally arched and also surmounted by a window cornice featuring a decorative "keystone" and cable moulding supported by ornate corbels.

The south facade upon which the proposed addition (the subject of this variance) is to be constructed is a prominent face to the former Malcomson residence.

At the west end of the building at ground floor level is a bay window

containing three round headed arch windows surmounted by a bellcast roof. Windows are separated by decorative columns, banded at the middle and topped by small capitals.

Above the bay window is a segmentally arched window, surmounted by a cornice featuring a decorative "keystone" and cable moulding supported by ornate corbels.

The east side or bay of the south facade continues the prevailing motif and window arrangement of the front facade with a round headed arch window at the ground level and segmental arch on the upper floor. Both are embellished with a decorative "keystone" and cable moulding supported by ornate corbels.

The south facade is also distinguished by a frame of decorative elements. Brick lesenes at each end of the facade are carried through both storeys to the fascia, below the roof line, where they meet a corbel table: a projecting horizontal course of distinctive and decorative brick corbels.

A gable dormer is contained in the hip roof and features paired round-headed windows.

Architectural design of the rear portion of the house, in a series of stepped down, stepped in, smaller scaled building masses repeat many of the ornamental details found elsewhere.

The house is clearly of architectural interest, value and merit being constructed in the Italianate style and featuring a number of stylistic and decorative motifs. The south facade, the location of the proposed addition, the subject of this variance application, is an important component of the Malcolmson residence and the streetscape on Forest Street.

Heritage significance of 145 Victoria Avenue

Having evaluated many hundreds of heritage buildings throughout Ontario I

would conclude that the former Malcolmson residence is a significant built heritage feature worthy of both its listing in the CIHB and in the Chatham LACAC heritage building survey. These lands occupy a sensitive and strategic site, in a visually prominent corner location, in the middle of a significant cultural heritage landscape, i.e., a well-established residential area in Chatham. This property requires and deserves the most careful and sensitive of planning efforts.

I would also conclude that the former Malcolmson residence is a "*significant built heritage feature*" and is fully deserving of being considered as a matter of provincial interest in any planning processes and approvals sought under the Planning Act as well as being fully regarded within the provincial policy statement and in local official plan policies.

These are discussed further in the following section.

The Subject Application

Introduction

This application is to expand a legal non-conforming use. The rectory is not a permitted use in the "S, Institutional" zone. The expansion involves the addition of a one storey wing of 638 square feet contained in a building mass of approximately 43 feet by 16 feet. This is intended to provide a bedroom and washing room facilities for an elderly priest as an attachment to his office....

...
Clearly this is not minor addition but a substantial building mass that increases the ground floor area of 2,732 square feet by nearly 25%. This does not represent a reasonable increase to the size of building that would constitute a minor variance.

...
Review of various plans and drawings indicate that the "Existing Rectory" comprises 2,732 square feet at the ground floor level. It may be assumed

that the second floor level occupies a similar area and that the roof space may contain approximately 600 square feet. Accordingly, total building floor area is approximately 6000 square feet.

There appears to be ample internal space to accommodate a desired bedroom and washroom facilities. This must be considered as a realistic first option prior to consideration of any other alternative.

The issue of accessibility has been noted in a variety of reports I have reviewed in preparation for this hearing.

It has been noted that two years ago a connecting corridor was added between the Rectory and Church to "allow installation of an elevator to the 3 floors of the church" (Storey Samways Planning Ltd. Report November 23, 1999).

If careful and considered planning had been adopted at that time together with a much more careful analysis of future building requirements for both the church and rectory with respect to the needs of people with disabilities the present situation may well have been avoided.

Indeed, this form of disjointed, incremental, piecemeal development typified by this application for enlargement of a legal non-conforming use is particularly damaging to valued heritage buildings and must be avoided at all costs.

Review of drawings prepared for the addition and elevator of two years ago reveal four office spaces on the ground or first floor. Two staircases are shown accessing the upper floors, a spiral staircase in the foyer at the main entrance and a straight run of stairs to the upper floor towards the rear of the building. The rear staircase clearly has potential to be fitted with elevating devices to permit ease of access to upper floors.

If indeed use of the existing 5,400 to

6000 square feet of floor space is wholly impractical a less desirable alternative is adding on at the rear of the building. Traditionally this is the location of additions and is now accepted in heritage conservation practice as generally the best location for such building. An addition of approximately 20 feet by 13 feet with a low pitched roof in the area of the present deck may be an alternative location that should have been considered. This option still damages heritage building fabric but is not directly "on" a principal facade.

Adverse effects of the subject application for a minor variance

The least desirable option and one that cannot be supported is the alternative that is the subject of this application: building on a major facade of a distinguished and significant heritage building on a prominent corner lot.

This form of development offends a number of policy provisions and these are discussed in the following sections.

This form of development also offends a number of basic heritage conservation principles. There are several specific adverse and harmful elements of the proposed new building. These do not maintain, protect, preserve or conserve the character or building fabric of the existing heritage structure. They are as follows:

- > introduction of a large, new structure that is not sympathetic in design to the existing building containing inappropriate window proportions and detailing, lack of symmetry, and inadequate attention to the symmetry of the existing building;
- > the addition results in the loss of a major facade of a heritage building;
- > the addition results in the loss of a bell cast roof bay window of a heritage building;
- > the addition results in the loss of a

round headed window surmounted by a window cornice featuring a decorative "keystone" and cable moulding supported by ornate corbels on the first floor of a heritage building;

> the addition results in the loss of a segmental window surmounted by a window cornice featuring a decorative "keystone" and cable moulding supported by ornate corbels on the first floor of a heritage building; and,

> the addition results in the disruption of the rear facade with its wrap-around roof on the first floor of a heritage building.

Provincial Policy Statement

The reform of the land use planning system in Ontario under the former NDP government (Bill 163) and the reforms under the present Conservative government (originally introduced as Bill 20, the Land Use Planning and Protection Act) was and remains predicated upon a policy led system of planning.

This is perceived to be preferable to piecemeal reactions to individual development proposals and incremental decision making. The thrust of the reformed system under Bill 163 was intended to assist in furthering the creation of an ecosystem based planning process whereby the needs of the community, economy and environment are addressed in an integrated way.

Under Bill 20, the principles of planning and development are espoused as those concerned with Ontario's long

term economic prosperity, environmental health and social well-being that depend on:

1. managing change and promoting efficient, cost-effective development and land use patterns which stimulate economic growth and protect the environment and public health;
2. protecting resources for their economic use and/or environmental benefits; and
3. reducing the potential for public cost or risk to Ontario's residents by directing development away from areas where there is risk to public health or safety or of property damage. (Provincial Policy Statement, Ministry of Municipal Affairs and Housing, February 1, 1997.)

While there will always be continuing debate about the delicate balance between environmental, social and developmental concerns there is no doubt that the management and protection of "cultural heritage resources" as part of a larger "cultural heritage environment" are a legitimate concern of planning.

Provincial Interests

One of the general purposes of the Planning Act is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest Section 2 of the Planning Act provides an extensive listing.

These matters of provincial interest



shall be regarded when certain authorities, including the council of a municipality or the Ontario Municipal Board, carry out their responsibilities under the Act.

One of these provincial interests is directly concerned with:

- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

This provides the context not only for discrete planning activities detailed in the Act but also for the foundation of policy statements issued under subsection 3(1) of the Act and in their applicability to consistent decisions under the Act, specified in subsection 3(5):

In exercising any authority that affects a planning matter, the council of a municipality, a local board, a planning board, a Minister of the Crown or agency of the government, including the Municipal Board and Ontario Hydro, shall have regard to policy statements issued under subsection (1).

Provincial Policy Statement (February 1, 1997)

The Policy Statement indicates in IV. Implementation/Interpretation that:

1. *The Provincial Policy Statement came into effect on the date of proclamation of Bill 20, and applies to all applications submitted after that date. Planning authorities "shall have regard to" the policy statement in making decisions on all applications submitted on or after the proclamation date....*

4. *These policies are to be applied in dealing with planning matters.* (Page 11)

Those policies of particular relevance for the conservation of cultural heritage areas and cultural heritage features are contained in Section 2, Resources, wherein subsection 2.5, Cultural Heritage and Archaeological Resources, makes the following provisions:

2.5.1 Significant built heritage resources and cultural heritage landscapes will be conserved. (Page 9)

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include "Built heritage resources," and "Cultural heritage landscapes":

"Built heritage resources": means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.
(Page 13)

In addition, "significant" is also defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. As cultural heritage landscapes and built heritage resources may be considered an "other matter", the following definition of "significant" applies:

in regard to other matters, important in terms of amount, content, representation or effect. (Page 18)

Section 3(5) of the Planning Act indicates that any decision made under the Planning Act by a municipal council, local board or the Municipal Board shall have regard to issued policy statements. As the OMB is hearing this matter de novo I will not deal specifically or in detail with the previous lack of consideration by the municipal planning authorities in this matter regarding the Provincial Policy Statement.

In considering this matter, one of the key concerns that the OMB should consider in determining this application is the effect of the subject variance and its precedent-setting effect on the heritage character of the historic Malcolmson residence within the context of subsection 2.5, Cultural Heritage and Archaeological

Resources, of the Provincial Policy Statement.

The policy statement intends that significant built heritage features will be conserved. As indicated at the outset conservation means the protection of cultural heritage from harm, loss or damage either through outright displacement, such as demolition or removal, or through disruption by the introduction of any kind of harmful effects, such as unsympathetic alterations and additions or adverse visual or physical intrusions.

The construction of a one storey addition with a large roof on a major building facade would introduce a new building element that would not conserve the existing heritage building.

Specifically it would actually do irreparable harm and damage as described previously.

The policy statement intends that built heritage features will be conserved and this application does not fulfill the intent. Additionally, the subject application does not have regard for the provincial interest in subsection 2(d) of the *Planning Act* in the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Official Plan Provisions

The City of Chatham Official Plan contains a number of policies that direct Council and the community at large, on a number of matters that affect the development of the community. It provides the basis upon which many matters are to be determined under the Planning Act, including overall land use within the community, approval of plans of subdivisions, zoning by-laws, site plan control and public works. A number of policies are applicable to the subject application.

Section 2 - *Basis of Plan* (Page 2-2) notes in 2.2 *Future of Chatham* that:

Development will complement the

overall private home scale of residential areas. The unique and historical character of the older residential areas will be retained such that this heritage architecture enhances the City.

It is my opinion that the historical character of this residential area and the municipality's architectural heritage will not be maintained (i.e., kept the same) or enhanced (i.e., made better) by the 638 square foot addition to this architecturally and historically important building. Accordingly, it is my opinion that the subject application does not conform to the Official Plan's intent for the future of the former City of Chatham.

Section 2 - *Basis of Plan* (Page 2-3) contains in 2.3 *Major Goals* a number of broad objectives to be sought by the Official Plan. These include Goal 10 which states that it is a goal to:

Protect and enhance the natural and built environment and other distinctive features of the landscape.

It is my opinion that the historical landscape of the built environment of this residential area and the Malcolmson house as a distinctive landscape feature will not be maintained (i.e., kept the same) or enhanced (i.e., made better) by the 638 square foot addition to this architecturally and historically important building. Accordingly, it is my opinion that the subject application does not promote or move towards the goal of the Official Plan in this regard.

Key policies for heritage conservation planning are contained in Section 3.7 Heritage Conservation (page 3-17). Two principal objectives are:

- (a) *To maintain the unique style and character of the City.*
- (b) *To encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.*

The development of the subject property as proposed damages heritage building fabric and severely harms the character of an important heritage building. This in turn diminishes by attrition the overall quality of this residential area. This does not:

> maintain the unique style and character of the City;

nor does it,

> encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.

In my opinion the subject application does not conform to these heritage conservation objectives.

Policy 3.7.2, *General Policies*, respecting heritage states that:

1. *The City will encourage the restoration, protection, maintenance and enhancement of heritage resources which include, but are not necessarily restricted to:*

(a) *A property or area of historic value or interest if the property or area possesses at least one of the following criteria:*

(i) *an example of the City's past social, cultural, political, technological or physical development;*

(ii) *a representative example of the work of an outstanding local, national or international personality;*

(iii) *associated with a person(s) who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the City, Province, Country or the World.*

(b) *A property or area of architectural value or interest if it possesses one of the following criteria:*

(i) *a representative example of a method of construction which was used during a certain time period or is rarely used today;*

(ii) *a representative example of an architectural style, design or period of building;*

(iii) *it makes an important contribution to urban composition or streetscape of which it forms a part;*

(iv) *it is recognized as an important City landmark;*

(v) *a work of substantial engineering merit.*

Undoubtedly 145 Victoria Avenue, the former Malcolmson House, satisfies many of these criteria and can thus be considered as a "heritage resource."

The subject application as proposed damages heritage building fabric and severely harms the character of an important heritage building. This in turn diminishes by attrition the overall quality of this residential area. This application cannot be considered as an undertaking that restores, protects, maintains and enhances this valued heritage resource.

In my opinion the subject application does not conform to the heritage conservation general policy 1 and denial of this application by the OMB would be in keeping with the intent of the Official Plan.

Policy 3.7.2, *General Policies*, respecting heritage also states that:

2. *The City will discourage any development in the area of a heritage resource that, in any way, affects the compatibility of the heritage resource and the surrounding area.*

The subject application results in development in the area of a heritage resource that does damage to heritage building fabric and severely harms the character of an important heritage

building. This in turn diminishes by attrition the overall quality of this residential area.

In my opinion denial of the subject application by the OMB would be in keeping with the intent of this heritage conservation general policy 2.

Policies respecting the Committee of Adjustment are found in Section 6.8 of the Official Plan, under Section 6 Implementation.

Section 6.8.2 specifically addresses Non-Conforming Uses. Policy 1 states that:

a lawful non-conforming use under zoning may be repaired, provided that the dimensions of the building or structure are not increased and the use is not altered. In certain circumstances, it may be desirable to permit the extension or enlargement of a lawful non-conforming use of land, building or structure on its merits or in order to avoid unnecessary hardship.

In this regard I believe that the perceived "merits" of the application must be clearly demonstrated to outweigh a provincial policy statement provision, a legislated matter of provincial interest under the Planning Act and several heritage conservation policies in the municipal Official Plan.

In reviewing the application I believe that the area required for a bedroom and washroom are uncommonly generous. There does not appear to be a systemic need for this new facility as a result of new religious, community or institutional programming or care facilities. On the contrary the application substantially increases the non-conforming aspect of this land use by providing residential living space that is comparable to a new dwelling unit. Clearly this is not the intent of the Official Plan.

I am of the opinion that the desired space should be found inside the existing building which I believe with the right approach could accommodate the

space requirements proposed. Approval of the enlargement of this legal non-conforming use would not be in keeping with the intent of the Official Plan.

Conclusions

...
It is evident that the Malcolmson House is an important and significant heritage structure as evidenced by the need for this hearing. In this context it is my professional opinion that the subject application does not represent proper, considered or appropriate development and planning within the municipality. It is my opinion that the subject application:

- > is an intrusive form of development that destroys heritage building fabric and would be out of keeping and detrimental to a significant built heritage feature and is contrary to the intent of the Planning Act and the Provincial Policy Statement;
- > is contrary to several policies of the City of Chatham Official Plan and does not fulfil its intent;
- > is premature in the absence of any information respecting alternatives for internal use of the existing structure and is therefore not in the public interest; and,
- > represents piecemeal and incremental planning and does not constitute appropriate planning of the subject lands.

Accordingly, for these reasons it is respectfully recommended that the Ontario Municipal Board deny the application to expand this legal non-conforming use, the subject of this hearing.

Editor's Note:

The OMB agreed with the appellants and denied the application for a variance. The following is an excerpt from the OMB's decision, issued July 18, 2000 (Decision/Order No. 1036).

What has to be preserved?

The events leading up to this hearing lead me to conclude that heritage debates are muddled by two myths. The first is that heritage protection means preservation of the entire building and its setting, intact forever. According to Mr. Cuming, the major heritage value of the rectory is the preservation of the symmetrical elements of the facades facing Victoria and Forest Streets, and to a lesser extent the park-like setting of the home, where one can see the Italianate architecture and visualize how this was once the private home of the mayor.

The addition will remove any symmetrical arrangement of the Forest Street façade. Despite [the architect's] most skilful attempt to recreate the same window styles, three of the four windows will be lost including the framed in bay window which is the principal element. The addition will (for the want of better expression) stick out like a sore thumb. While the building remains largely intact, the heritage value is damaged.

The second myth is that preservation of the heritage character is directly at odds with private use of the building. In other words anyone promoting heritage features was seen as anti-private property, anti-prudent management, or even anti-Father William. Over the years this residence was transformed into church offices, meeting and counselling rooms and other tools of spiritual care. The owner's needs and heritage conservation were mutually supportive....

Mr. Cuming states that heritage planning is part of general land use planning in that both manage change. Planning requires the application of "consistent, coherent and traceable decision making." Because when the church committees decided on the placement of the addition, they did not know about the need for a minor variance, provincial policies, or probably even much about Hugh Malcolmson, they can be forgiven for not making heritage conservation one of their

objectives. However, now that this is known, it has to rethink how to meet its long-term space needs within both budget and heritage constraints.

Michael Tippin Speaks at November Gala Dinner

Toronto developer Michael Tippin was guest speaker at the ACO Annual Gala Dinner held November 4, 2000 at the Art and Letters Club in Toronto.

I'm delighted to have the opportunity to speak to you tonight about my experience in owning heritage properties for a living, and to share with you some of my opinions on the sometimes controversial topic of heritage preservation.

By way of background, Tippin Corporation was formed in 1997 by myself and my partner Anne Tippin. We created the company simply to acquire and develop interesting heritage properties, for profit – specifically lots of profit. Anne and I both spent most of our early careers in the world of high finance, leveraged buyouts, mergers and acquisitions and IRR's. So, moving from *pure capitalism* to *profitable culturalism* was a terrific tradeoff for us, although we miss the perks! Expense accounts, business class, box seats, a thing of the past. Tippin Corporation provides us with a way to blend our personal passion for historic urban architecture with the thrill of making people money, and in turn provides a significant social benefit to our community.

We firmly believe, and have proven, that heritage properties located within established neighbourhoods in major urban centres contain superior intrinsic value. Every property we buy must have three key characteristics: (1) must be located in an emerging district; (2)

must have redeeming architectural and historical characteristics; and (3) must have the potential to generate an above average return on investment.

During the past four years, Anne and I have acquired and restored eight properties, with a present value in excess of \$30 million and we are currently restoring three new heritage properties, which I will introduce to you tonight.

Four of our most beloved projects are located in the historic St. Lawrence market neighbourhood in Toronto:

- > Milburn Building at 47 Colborne Street (E.J. Lennox, circa 1886)
- > Leadley Building at 87 Front Street East (Edward Leadley, circa 1848)
- > Market Block Building at 65 Front Street East (architect unknown, circa 1872)
- > Gooderham Flatiron Building (David Roberts Jr., circa 1892)

Our newest projects include:

- > SE corner of King & Church (William Thomas, circa 1841)
- > Ove Building at 164 Merton Street (Andrew Volgazey, circa 1979)
- > Gladstone Hotel at Queen & Gladstone (George Miller, circa 1889)

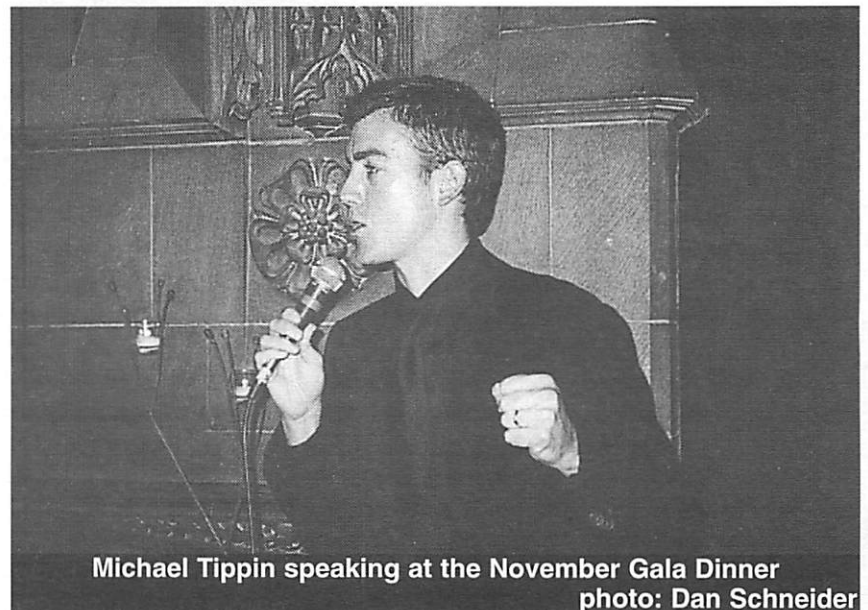
Anne and I are thrilled to have Margie Zeidler as our partner in the Gladstone

Hotel. Margie is the creator of 401 Richmond – the award winning creative mecca of Toronto, an insatiable supporter of the arts, and most importantly a close friend of ours. Together we will bring you the hippest hotel Toronto has ever seen.

But the Gladstone Hotel is much more than an architectural restoration. It is a rehabilitation of an edifice, a business, a district, a culture. It's an "archio-socio-economic" restoration that will highlight and promote one of the most important emerging neighbourhoods in this city – The Queen Street West Gallery District – also known as the Wild West. 95 cent drafts, \$49 rooms, Swamperella, Karaoke and Bronco's Bar. It's where Mr. Gladstone meets Mrs. Robinson. Be whoever you want to be at the northeast corner of Queen and Gladstone. It's yours to discover. A Zeidler/Tippin production.

Jane Jacobs identified two distinct players in the game of heritage preservation – the Guardian and the Trader, both of equal importance to the successful preservation of built heritage. The Guardian is government, and the Trader is business. Both acting independently, but for a common goal.

I submit to you, that in order for Ontario's built heritage to be properly preserved and restored, it must be a profitable business proposition. If her-



Michael Tippin speaking at the November Gala Dinner
photo: Dan Schneider



Mary Angela Tucker, Dan Schneider and Anne Byzko at the November Gala Dinner photo: Pat Malicki

itage restoration projects are not financially feasible, the exercise becomes merely a hobby, not a business, and never reaches the critical mass necessary to make a lasting impact on neighbourhoods and cities.

In my opinion, much of our lost heritage to date has been the result of not only cultural ignorance, but financial misunderstanding. It is well understood by contemporary real estate developers that density = profit, and more density = more profit. As a heritage developer, I ask – what if, with a little more

thought and effort we could achieve the same profit, by building less and restoring more? What if, for density, we could substitute amenities, character, style and charm. What if we could achieve the same economic objective with more cultural integrity?

I am here today to tell you that this idealistic objective is indeed possible, provided that the private and public sector work together towards a common goal. In my view, it is the role of the private heritage property owner to profitability preserve its buildings, uti-

lizing its financial and management resources. In turn, it is the government's responsibility to assist owners in protecting their return on investment in built heritage, by utilizing their legislative resources.

One of the greatest success stories of the decade for Toronto heritage buildings is the regeneration of "The Kings" in downtown east and west. During the past five years most heritage property owners in downtown Toronto have experienced substantial increases in demand from tenants seeking fashionable and functional workspace. The high tech, design and entertainment industry have been the driving force behind this important trend. This demand has been satisfied largely by heritage property owners, who have invested millions of dollars in building restoration, renovation and redesign, typically against five-ten year corporate commitments from tenants. Notable corporate examples are Indigo, Chapters, Nesbitt Burns, Alias, Mosaic, Cyberplex, France Telecom, Publicis, just to name a few. This economic renaissance has been facilitated by the government's wisdom in rezoning the districts to allow for the arrival of the new economy. This type of cooperative effort between the private and public sector is in my opinion the key to preserving built heritage, as well as promoting social and economic development.

However, we are now entering the point in the economic cycle where once again density has value, and greater density has greater value. Heritage buildings are safest in recessions, and at greatest risk in expansions. In Toronto, the decision to retain versus remove heritage buildings is often made based on property taxes. It is no secret that Toronto is disadvantaged over competing North American cities by its inordinately high property tax rates. As landlords we make great efforts to ease the pain to our tenants by promoting the lifestyle benefits that Toronto offers, but at some point in every corporation, economics prevails.



Anne Tippin, Michael Tippin, Pat Malicki, Mary Glendinning and Ross Robinson at the November Gala Dinner photo: Dan Schneider

How do we protect built heritage in Toronto and prevent a repeat of our past mistakes? I submit the following recommendations:

1. Introduce a separate property tax class for heritage buildings in recognition of their cultural and social significance, thereby facilitating their important economic contribution.
2. Increase Public Awareness to the Value of our Built Heritage
 - > Doors Open Program (70,000 people in 2000)
 - > Heritage Walking Tours
 - > Neighbourhood & District Designations
 - > Public/private joint/ventures (e.g., Massey homes on Jarvis)

I wish to leave you with the following thoughts:

1. Built heritage is not, and should not, be shielded from the economic realities of the marketplace, as it is this market that sponsors its continued existence. However, it should not be asked to compete in a game where winning is based solely on size and volume.
2. The users of built heritage are the true preservers, and today's new economy tenant is perhaps the greatest gift heritage buildings have seen in decades.
3. Government must be the guardian, allowing Business to be the player.

Yes, Toronto has lost so much. But, we still have so much to be proud of, thanks to people like David Walsh, the late Phil Greey, Sheldon Godfrey, Bob Eisenberg and Mike Cruickshank. These guys provide the inspiration to younger business people to place value in preservation. So, let's stop talking about what we've lost, and focus on what we can save, so that our children can enjoy our built heritage as much as we do.

Michael Tippin

The Demise Of Bellevue

After 16 years of neglect and vandalism, Bellevue was finally demolished in September – despite efforts by the City of Hamilton, Hamilton LACAC, ACO and many concerned citizens; despite orders to comply, statutory delays and newspaper articles; despite proposals for restoration, removal and adaptive re-use.

"Located on Hamilton's mountain brow with a commanding view over city and bay, Bellevue ranks among the city's finest examples of historical residential architecture. This gracious dwelling at 14 Belvidere Avenue was built of locally quarried limestone in 1848-50 by John Bradley and closely resembles the McQuesten homestead of Whitehern both in style and construction."

So read the opening paragraph of the reasons for the designation of Bellevue, written in 1980. What, if anything can we learn from this major defeat for the forces of conservation? Let's look at the chronology of Bellevue's gradual slide from stately mansion to a pile of debris to try and find out what went wrong:

1848-50 Under construction for John Bradley

1971 Purchased by present owner

Oct. 1980 Hamilton LACAC report on property

9 Dec. 1980 City of Hamilton issues Order to Comply listing numerous "repairs to be effected"

10 Dec. 1980 Owner donates house and leases land to religious group "The Family of God in Hamilton" who accept responsibility for Order to Comply and carry out repairs

Sept. 1981 "The Family of God in

Hamilton" requests designation

1982 Owner objects to designation; Conservation Review Board recommends designation

1983 Designated under City of Hamilton By-law 83-183

1994 "The Family of God in Hamilton" leave

14 Oct. 1997 Owner applies for demolition permit

11 Dec. 1997 Council imposes 180 day delay of demolition in accordance with section 34 of Ontario Heritage Act

8 June 1998 Delay of demolition expires; Bill PR-140 (special heritage legislation for Hamilton) requires owner to obtain building permit and construct new building within two years before demolition permit can be issued

22 Aug. 1998 City of Hamilton issues RFP for purchase and restoration of Bellevue

Sept. 1998 Bellevue listed on Globe and Mail "Home Base" column

Oct. 1998 ACO Condition Assessment (see HALP)

June 1999 Listed on HALP: www.hips.com/halp

July 1999 Owner issued building permit for private residence, to be built within two years as required by Bill PR-140

18 Sept. 2000 Demolition starts

19 Sept. 2000 Owner applies for waiver of requirement to complete building within two years

1 Nov. 2000 Council rejects application for waiver

Notice the following:

> The owner purchased the property (presumably for its income and land

value) 12 years before the designation, which it opposed.

> The repairs required by the 1980 Order to Comply were carried out by the occupants at the time, not the owner.

> The owner applied for a waiver the day after demolition started!

> Although the City of Hamilton did everything that reasonably could be done, nothing happened at either the provincial or federal levels, a serious weakness in our current Canadian response to heritage issues.

> Though Bellevue was eligible for a designated property grant and an interest free loan, the owner chose to ignore both incentives.

Conclusions? A property owner blind to heritage values and immune to community protest can still choose to neglect and demolish a designated property. Designation of a property needs to be tied to a commitment to a minimal level of maintenance and conservation to heritage standards. A push for broad-based incentives from all levels of government, such as the tax incentive heritage policies that have been in effect in the United States for a quarter century, is really what is missing if we are to avoid future demolitions of buildings of the quality of

Bellevue.

Alan Seymour,

with assistance from Ann Gillespie and Michael McLelland

Message from the Prince of Wales

A highlight of the presentation of the Prince of Wales Prize for stewardship of the built environment to the Town of Markham, at the Heritage Canada Foundation's annual conference in Calgary last September, was this videotaped address by H.R.H. the Prince of Wales. Note the reference to the ACO in the fourth paragraph.

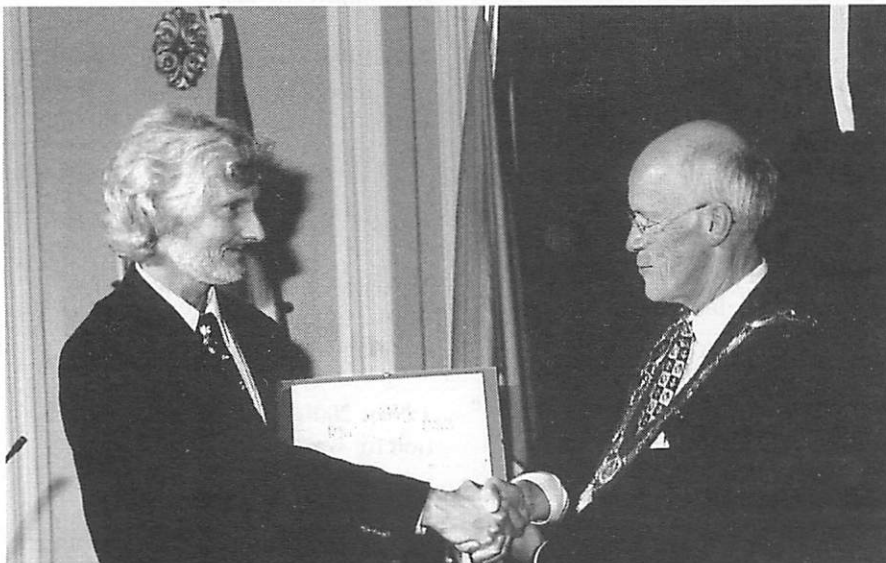
I am delighted to be able to address the members and delegates participating in the annual conference of the Heritage Canada Foundation, although I am very sorry not to be with you in person for this occasion. You have gathered this evening to honour and celebrate achievements in the preservation of historic places. As many of you will know, this is a cause very dear to my heart. Historic buildings help to give us a sense of our roots, and of *belonging*, which are vital to our existence as human beings. The loss of so much of our built heritage over the years can only diminish our understanding of ourselves. The work

of Heritage Canada, therefore, is an invaluable service to future generations of Canadians. Apart from anything else, I believe we owe it to those craftsmen who came before us to care for the buildings on which they lavished such care and attention to detail.

It was just over a year ago that The Prince of Wales Prize for stewardship of the built heritage was announced. Since that time, nine Canadian municipalities have been nominated for this honour. So I am very pleased that the Heritage Canada Awards Jury, an independent body of experts, has selected the winner – the Town of Markham in Ontario.

Markham is not alone among communities in Canada in protecting and promoting its heritage places and property. Each of the nine nominations was worthy in its own particular way. In the face of adversity, however, including relentless pressure to demolish its older settlements, Markham has stood above the rest, and been firm in its resolve to maintain, enhance and take pride in its roots. Future generations will have cause to take pride in the fact that Markham stood firm against all the pressure and the easy options.

In particular, the Awards Jury cited the determination of Markham in using a variety of legal means and incentives to protect heritage buildings and entire districts. In concert with these measures, a host of voluntary organizations dedicated to heritage preservation has worked to achieve, with considerable success, public awareness for heritage in Markham. This role of honour includes The Unionville Historical Society, The Society for the Preservation of Historic Thornhill, The Markham Village Conservancy, the Markham and District Historical Society and the Ward 1 (South) Thornhill Residents Association. The Awards Jury also cited the strong endorsement of the nomination of the Town of Markham for The Prince of Wales Prize by local heritage bodies as well as by two provincial organizations, Community Heritage Ontario



Markham Mayor Donald Cousins receiving the Prince of Wales Prize from Heritage Canada Chair Michael Kluckner photo: Heritage Canada

and the Architectural Conservancy of Ontario.

The first presentation of The Prince of Wales Prize will, I hope, be an immense source of pleasure and inspiration to all those who have worked – in some cases for more than twenty-five years – to achieve this honour. In the towns and cities of Britain, I have felt deeply about the wanton destruction of old buildings and entire districts in the name of progress and their replacement with a featureless and soulless urban jungle. Before it is too late, I pray that people will realize the potential for sensitive conversion to new uses for our built heritage. And so, Ladies and Gentlemen, I do hope that Markham's success, which I applaud, may also be an inspiration for other towns and cities across Canada.

The Train Still Stops In South Dundas

Have you been to Upper Canada Village recently? There's a sight to warm the conservationist heart just west of there, along Highway 2 in South Dundas Township. Remember the train with the 1906 Grand Trunk Locomotive, an early twentieth century baggage car and wooden coach standing on a short length of track beside the relocated frame Aultsville station, believed to be from the 1880s, at Mile 87? This was but a vestige of the original Grand Trunk Railway saved from the section mostly flooded by the St. Lawrence Seaway in 1958, to be replaced by the Canadian National track laid inland.

Recently threatened by sale to other interests, albeit on another conservation scheme, the St. Lawrence Parks Commission was persuaded to permit a dedicated group of area citizens to conserve the rolling stock in situ, thus keeping this landmark where it rightfully belongs. As Glen Cunningham, mentor of the "Save the Train

Committee" points out, this train is particularly important to local history and taking it away would have destroyed a link with the past. Though the Loyalists settled the riverfront, it was the railway of the mid-1850s which opened the back country to succeeding settlers, especially the Scotch and the Irish. Many of the inland concessions in this part of Ontario boast elegant small Greek Revival houses whose original families counted Doyles and Houlahans, not to forget Cunninghams, among them.

Local talent, skill and hard work is now taking charge of repairs to the rolling stock: the baggage car restoration is well underway, and the coach has its early twentieth century Grand Trunk livery of a striking light olive green. The baggage car framing is being fashioned from salvaged British Columbia fir boom logs, the wooden finish likewise. Soon some remedial structural work on the station itself is expected by other forces.

However the "Save the Train Committee" still needs financial help: a contribution of any amount would always be most welcome. The platform in front of the station is part of the "Save the Train" project: \$40 will purchase one foot, \$125 one metre. Cheques should be made out to the Township of South Dundas, directed to "Save the Train" and forwarded c/o

Mr. Glen Cunningham, Mariatown, RR1 Morrisburg, Ontario K0C 1X0. Receipts will be issued by the Township for income tax purposes and contributors will be acknowledged on a commemorative board at the site.

Also: Ron Fortier, a local artist, is offering for sale through Logan's Gallery, 204 Second Street East, Cornwall, Ontario, K6J 1C3 (phone 613-938-3629), a limited edition print of the train and station, plus another of a steamboat plying the rapids of the St. Lawrence before the coming of the Seaway. These framed prints are available at \$375 each, with \$100 of that amount ear-marked for "Save the Train" endeavours.

We'll keep you posted on future developments.

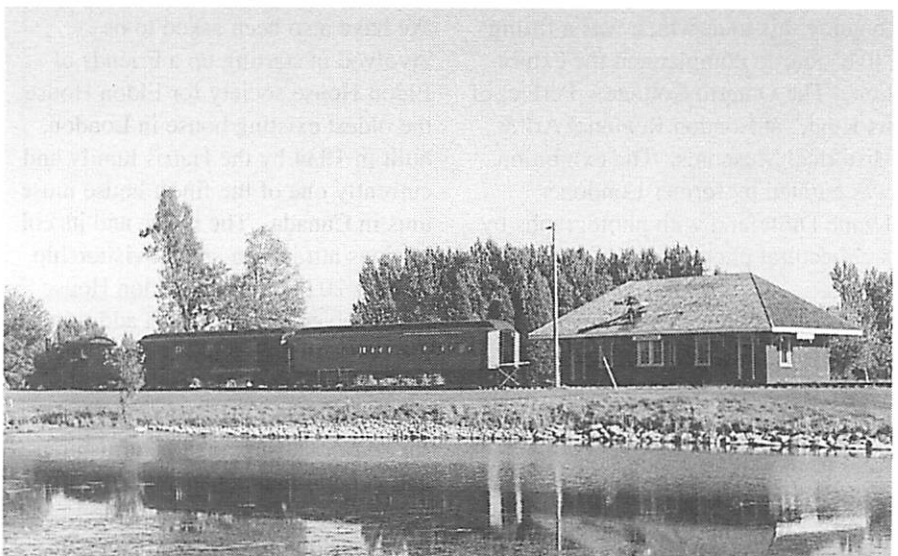
Peter John Stokes

Branch Reports

LONDON REGION

Picturesque Piccadilly - 27th Annual Geranium Walk

In an older part of the city of London between Victoria Park and Old North, along the streets of Piccadilly and



Restored Train and Station at Mile 87 of the Grand Trunk Railway, South Dundas Township
photo: Peter John Stokes

Colborne, about 300 visitors turned out to enjoy six luxurious houses open to view on June 4. An impressive house from the exterior with its Dutch gabled chimneys and landmark three-storey turret in red brick, 336 Piccadilly's Art Nouveau and Arts & Crafts interiors were a real gem. Another treat was the Shanley House, which was the subject of a conservation report for its interior wall murals (see ACORN Winter 1999). Number 398 Piccadilly, a red brick mixed Queen Anne/Edwardian style, was also a thrill to see as it has retained much of its interior millwork (extravagant trellises, baseboards, parquet flooring), lighting fixtures (combination gas and electric), and mantelpieces (complete with ornately carved übermantels). Flanked at both ends of the walk by two quite different churches (one Romanesque/Queen Anne Revival, one Art Deco), the houses in this historic area were very much enjoyed by visitors.

Ontario Cottage Tour

In conjunction with the London Regional Art & Historical Museums (LRAHM), we held a tour of three Ontario Cottages in and around London's downtown on October 1. Built within about twenty years of each other (between 1860 and 1880), these cottages were remarkable (and extremely well-preserved) examples of this one-storey hipped roof, centre hall house plan, a type common in this area. Just under 100 people turned out to enjoy this tour, which was a fitting "live" tour to complement the exhibition, "The Ontario Cottage – Perfect of its Kind," at London Regional Art & Historical Museums. The exhibition was curated by former Londoner Lynne DiStefano with photographs by architectural photographer Steven Evans.

Heritage Resource Sector Update

In the last two issues of ACORN I have been writing about the formation of the Heritage Resource Sector – about 22 or so heritage-related organizations (both museums and preserva-

tion organizations) brought together in April 1999 on request of City Hall to talk about the state of heritage preservation in London. One overriding consensus was that "heritage" be more accessible and a priority to those not directly in the field such as schools, the City, and the general public, and that the heritage sector in London is seriously underfunded. Other issues such as communication between organizations and shared event marketing were also deemed important. In the fall we asked City Council for \$150,000 to hire a consultant to prepare a socio-economic impact statement, a business plan, and develop a marketing and branding plan for the Sector.

Thus in the spring, we (the Steering Committee) retained marketing consultants, TCI of Toronto, to prepare a study and report on the above. After many meetings and three full day workshops during the summer months, TCI has presented their report to us. Included among this is also a benchmarking study examining other trends in areas such as the Rideau corridor, Sudbury, Hamilton and Mississauga, as well as the proposed governance structure for the Sector.

A copy of the Executive Summary is available at the Sector's website at: www.consulttci.com/london1.html

Friends Of Eldon House

We have also been asked to be involved in starting up a Friends of Eldon House society for Eldon House, the oldest existing house in London, built in 1834 by the Harris family and currently one of the finest house museums in Canada. The house and its collections attracts an annual visitorship of over 20,000 a year. Eldon House has received a grant for an addition to the house, which will act as an interpretation center and meeting facility. The Friends will be able to fundraise for additional support for furnishings and general maintenance. Currently the Volunteer Committee of the London Regional Art & Historical Museums has taken the Friends of

Eldon House under its wing as a sub-committee. We are currently seeking out Friends to be on the Executive.

Introduction Of London Branch Website

In 2000 we launched the London Region Branch Website. Check us out at: www.web.net/~acolond/publish

Alison Brown

PORT HOPE

Spectacular House Tour kicks off the new millennium

Last Fall's Port Hope Branch ACO annual house tour raised almost \$27,000 for Branch projects – the most ever! Once again the volunteers of the Port Hope branch organized a wonderful day for visitors, local residents and home owners alike. House Tour Chairperson Betty-Ann Knutson and her committee managed everything so well that even the weather cooperated. Almost a year of hard work was contributed by Betty-Ann and the other committee members: Penny Purcell, Penny Harris, Larry Knutson, Helen Strathy, Dean Howlett, Sage German, George Clements, Daphne Svenningson, Bonnie Harrison and Blaise Gaetz.

Once again the 1500 tickets were sold out by early August. Volunteers and the owners of the eight splendid homes and the 150 year-old United Church prepared for months to usher in the new millennium with a fabulous taste of our community and its architectural heritage. Thank you to all for your time, skill and enthusiasm.

Open Doors of Port Hope and Hope Township opens eyes to heritage

Seventeen buildings in town and countryside around Port Hope were open free to the public on Sunday afternoon October 29, 2000 for the first ever Open Doors of Port Hope and Hope

Township. No formal count was kept of participants but we believe that over 800 people visited the former Opera House over the Royal Bank. The audible appreciation of this impressive auditorium encouraged guide Rod Stewart in his enthusiasm for restoring this beautiful facility.

Heritage building owners responded with enthusiasm to the ACO Port Hope Branch invitation to participate in this free self-guided tour. No one was disappointed as visitors toured the facilities and enjoyed displays set up by either the building owners or heritage groups involved. Structures on the tour each had an architectural features guide on the exterior and the passport had a short description of each building. Once again the ACO volunteers provided knowledgeable information to the public on the architecture, history and current use of the buildings.

This educational event became such a large success through the leadership of Vice-President Blake Holton, and his committee of Kathryn McHolm, Helen Strathy, Nancy Fair, Sandra Macklin and Sue Stickley. In addition to the Opera House, Robin Long's Hiram Gillette building, St. Paul's Presbyterian Church and its chimes, the Ganaraska Region Archives, the Town Hall and the Smith Block (containing the satellite rental gallery of the Art Gallery of Northumberland) were all opened in downtown Port Hope. The Port Hope VIA Rail station was displayed in its entirety with historical material presented by Ron Richards. The little chapel built by "Yankee" Williams in Port Hope's Union cemetery housed a genealogical search service provided by local cemetery board members. Even the Port Hope Police Services opened their doors for community members to inspect the cells without penalty.

Three mills on the Ganaraska River attracted hundreds of visitors: Clay and Carol Benson's Molson Mill (in the process of being restored to its Art Gallery of Ontario summer school period), Ian and Daphne Angus's

Canton mill located on a beautiful mill pond and Bob Fudge's working mill in Campbellcroft. The cultural heritage landscape at Wesleyville including the former United Church and schoolhouse introduced many people to a new concept of cultural preservation. The beautiful stone Anglican Church at Perrytown, a local landmark, was opened by the congregation during the afternoon as were the well-preserved United Church and Church Hall at Canton. Dorothy's House museum operated by the East Durham Historical Society in Garden Hill proudly displayed a small part of its historical collection.

This event met all our objectives. It attracted people who have always wanted to see inside these heritage structures and therefore broadened the local enthusiasm for conservation. Local heritage groups worked together to educate people about cultural activities and collections in the community. The event complemented the annual house tour by attracting local people as well as visitors. We thank Doors Open Toronto for the idea. We received many compliments and requests that we repeat this event next year.

Sue Stickley

SOUTH BRUCE GREY

Victoria Jubilee Hall up-date

On September 16 we held a public thank you at the hall. The date was the third anniversary of the purchase of the building. The day also marked the end of Phase 2 work on the hall with the hanging of the Millennium Signature Quilt, which was one of the fundraisers. With the completion of Phase 2 we have now invested \$300,000 in the restoration of the building.

Future work on the building includes the up-grading of the heating system in the office area on the ground floor and rebuilding of the cement work at the

main entry. An engineering study is underway on the entry and funding is being sought. The heating system contract should be let soon.

Contact with other groups

We seem to be becoming the regional contact for groups wanting to save a town hall being abandoned by municipal amalgamations going on in Bruce and Grey counties. So for 2000 we have been contacted by Dundalk, Meaford and Clarksburg.

On September 7 we received a request for help in acquiring a technical report on the St. Thomas Anglican Church, Walkerton, for purposes of a Heritage Challenge Fund grant application for bell restoration.

Fundraisers

This past year's fundraiser was a draw for a seven day trip for two to New York City and Washington. The draw was limited to 400 tickets at \$20 each and took place July 1, 2000. The sales were a little slower than hoped, due to the e-coli outbreak.

Designated building demolition study

We will try to give what support we can to this provincial ACO initiative. On a sad note, the Kincardine Council voted last fall to demolish their designated town hall theatre in order to put up a new municipal office on the site. There seems to be no local voice against the demolition.

Henry Simpson

WINDSOR REGION

St. Clare of Assisi Roman Catholic Church

The Maronite Rite of the Catholic Church purchased the Church, Rectory and Bishop's House for approximately \$500,000 and took possession in July. It is now called St. Peter's Church. The Lebanese community has been actively fundraising for the cost of the property and the restoration and, from

what we hear, have been quite successful. A happy ending to a story that could have ended tragically.

Second Annual Photo Contest

The subject of this year's contest was doors and entranceways and 106 entries were submitted for judging. This is a project that is evolving as we go -- we are learning from experience. This year, we had two categories -- professional and amateur. In the professional category, Ed Goodfellow won first, second and third prizes. The most interesting entries were in the amateur category. Charles Pike was awarded first prize, Paul Malicki won second and third prize. Alfred Durham Jr. was awarded an Honourable Mention. (In case you are wondering, it was a blind judging -- the judges were not aware of the names of the entrants until after they made their decision and I had nothing to do with the judging.) Some of the entrants attached notes to their submissions, commenting that the contest really opened their eyes to the architecture around them, so we are achieving the goals of the contest.

Heritage Highlights

Once again, ACO - Windsor Region, the Windsor LACAC and CBC-TV Windsor teamed up to produce another series of ten "vignettes." As with last year's series, we attempted to represent all areas of the city. The City of Windsor Archives and the Windsor Community Museum were very helpful in supplying photos for our project. Ford Canada has been very supportive and this year they sent down original films from their archives. We thank them for their support and their trust. CBC outdid themselves this year -- not only did they do the one-minute vignettes -- in many cases they also did a two- or three-minute vignettes on the same subject. While they were at it, they up-dated last year's vignette on the Norwich Block to reflect its current status (demolished). We certainly got our money's worth! Unfortunately, the fellow responsible for the filming and

editing for this project is a victim of the latest round of CBC cuts. However, the Operations Manager for the station is very interested in continuing with this series and hopes to bring him in on a "special project" for next year. The Heritage Highlights were presented at City Council on September 18, 2000.

Holy Name of Mary Church

Nancy Morand, Windsor Heritage Planner, and I met with Gary Minnall (Diocese of London), Father Richard Bestor (parish priest) and Bill Fraser, architect, with regard to the status of the church rectory. We had hoped to forestall the demolition of the rectory and possibly try to arrange a sale of the property. However, due to the short time frame available and the condition of the exterior of the building, we agreed not to oppose the demolition of the rectory. In return, we got a commitment from the Diocese to continue with the restoration of the Church and to keep the lines of communication open on future issues. Nancy and I stressed the fact that it is much easier on everyone if interested members of the community are consulted at the beginning of the decision-making process, rather than at the end. We also had a long discussion on the benefits of designation and received a verbal commitment to consider designation of Holy Name of Mary, thereby making

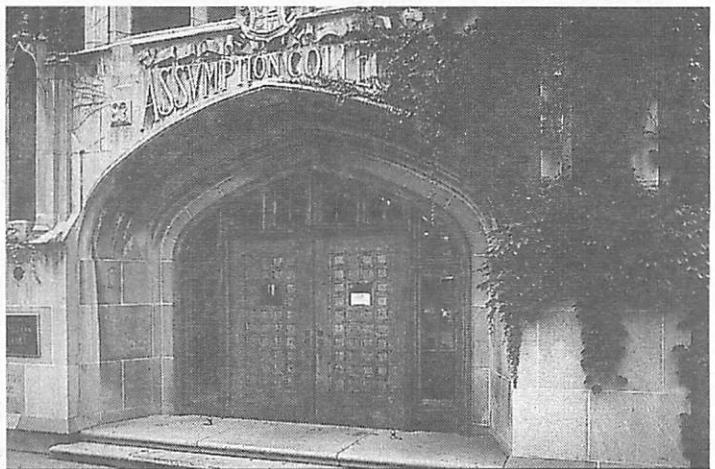


Charles Pike's photo taken at Harrow's heritage village won first prize in the amateur category in Windsor Region's second annual photo contest.

it eligible for various funds that are currently available.

Fundraising

We have been approached by the Windsor Endowment for the Arts (WEA) to participate in a fundraising event with them in February -- a wine tasting and auction. Their event last February was very successful and raised \$20,000. For the 2001 event, there is a verbal commitment from Casino Windsor to cover some of the costs. We are working with WEA to establish a mutually satisfying agreement. We have been looking for something that would enable us to establish a "war chest," which would allow us to step in more readily (and effectively) when a building is threatened. However, we are a small organization (locally) and have a limited number of volunteers. This could be a



Ed Goodfellow's photo of the entrance to Dillon Hall, Assumption College, University of Windsor won second prize in the professional category in Windsor Region's second annual photo contest.

COMMUNITY HERITAGE ONTARIO CONFERENCE, MAY 25-27, 2001, OWEN SOUND

The 7th annual CHO province-wide conference, "Place Odyssey 2001", will be held from May 25 - 27, 2001, in Owen Sound. CHO's co-hosts are the Owen Sound LACAC and the City of Owen Sound.

An odyssey is a great journey where we visit new, undreamt of places. The conference is to be a gathering of storytellers relating their journeys.

First join CHO members on Friday, May 25, for a reception and auction at the Tom Thomson Memorial Gallery. Then on Saturday, the following storytellers (and others to be confirmed) will be presenting at the heritage Carnegie Library and the Thomson Gallery:

- **Professor Gordon Nelson**, Faculty of Environmental Studies, University of Waterloo - Keynote Speaker.

- **Sharon Chase**, The National Main Street Center, Washington, D.C. - "The Economics of Historic Preservation as Exemplified in the Main Street Program".

- **Professor Thomas McIlwraith**, Department of Geography, University of Toronto - "Unique Spotting".

- **John Nicholson**, architect - "The Fantastic London, Bay, Galleria, Central Library Project".

- **Mike Sterling** of Southampton - "Chantry Island Lighthouse Restoration".

- **Marg Zeidler**, Toronto developer and architect, - "401 Richmond Building Project".

The Annual General Meeting will be on Sunday, with a special surprise! An afternoon tour of the picturesque community will follow.

For further information contact:
Mary Stephens, Chair,
CHO Conference Committee,
763 Leroy Avenue,
London, Ontario N5Y 4G8
Tel.: (519) 439-3373
Fax: (519) 432-0723

Community Heritage Ontario (CHO) is the province-wide organization of local architectural conservation advisory committees (LACACs).

major source of funds for us.

Dominion Bank Façade

The marble stones from the Dominion Bank façade are in storage at the Lou Romano Water Reclamation Facility (W. Windsor Pollution Control Plant) and the Re-use committee has been meeting regularly. The recommendations for a "Request for Proposals" was presented to, and approved by, City Council on September 18, 2000. We are pursuing advertising possibilities in various heritage magazines/newsletters, as well as other professional periodicals. The main criterion is that it has to stay in Windsor, close to downtown. When you consider that Windsor is undergoing an unprecedented building boom, this shouldn't be too hard to accomplish. To refresh your memories, the Windsor Dominion Bank Building was designed by Carrère & Hastings in 1909 (the same architectural firm that designed the Dominion Bank Building at the corner of King & Bay Streets now demolished). We now have an opportunity, no matter how unorthodox, to rebuild this magnificent building. At the present time, there is no further news on the status of the Canderel/Daimler/Chrysler complex.

As far as we know, it will be 12 storeys (down from 32), with a three storey parking garage tacked on to the western 3/4 of the property - Windsor's most prominent corner.

Membership

Our local membership is way down this year - it seems to go up when we have a crisis (not a great way to operate!). With this in mind, it was decided at the last board meeting to have a brainstorming session on attracting new members and getting back former ones. We plan to have this ready for the 2001 membership year.

Pat Malicki

Windsor Seeks Reuse Proposals for Former Dominion Bank Building Façade

Background

The Dominion Bank was built in 1908-

09 to a design by Carrère and Hastings Architects of New York. The clock in the pediment over the front entrance was added in 1928 or 1929. The four-level building was used by the Dominion Bank, and later the Toronto Dominion Bank, as a main downtown branch until 1989. The building was used for various civic functions for the period 1989 to 1993 and remained vacant thereafter.

In 1998 the City entered into negotiations with Montreal-based developer Canderel Stoneridge Equity Group to expropriate and clear the block bounded by Riverside Drive, Ouellette Avenue, Ferry and Pitt Streets to allow for the construction of the Daimler-Chrysler Canada headquarters. The block's historic facades were not included in the proposed new development.

Effort was then directed towards salvaging the marble exterior façade of the former Dominion Bank and placing it in secure storage until such time as a suitable reuse could be found. The marble and granite bank façade (52 feet x 41 feet x 42.75 feet high) was dismantled between November 1999 and March 2000 by Robertson

All Roads Lead to Waterloo Region

Cultural Landscapes

The Architectural Conservancy of Ontario's Annual Conference

April 20, 21, 22, 2001 in Kitchener-Waterloo
With the ACO Annual General Meeting on April 22, 2001

Friday, April 20:	7 p.m. to 9 p.m.	Opening Reception - Green Gables, 189 Queen St. N., Kitchener
Saturday, April 21:	9 a.m. to 4:30 p.m. 12:00 Noon 12:30 p.m. 6:30 p.m. for 7:30 p.m.	Conference - the Registry Theatre, Frederick St. N., Kitchener Walk to Lunch (brief neighbourhood tour) Lunch at K-W Art Gallery - introducing the 'art-bar' Dinner - Golfs Steakhouse, 598 Lancaster St. W., Kitchener
Sunday, April 22:	9 a.m. to 10 a.m. 10:30 a.m. 12:00 Noon 1:15 p.m.	Presidents Meeting - Township of Wilmot Offices, Baden Annual General Meeting - Wilmot Community Room Lunch Tour of Castle Kilbride, Baden (Wilmot Township Admin. Bldg.)

Conference Registration:

Friday 7-9 p.m. at Reception & Saturday 8:15 - 9 a.m. at Conference

All Roads Lead to Waterloo Region - *Cultural Landscapes*:

◆ Speakers To Be Announced

Also included: **Walking Tour** of Kitchener neighbourhood - Frederick, Weber, Queen Streets - 'Our Cultural Landscape Today' - includes Police Dept., Courts, Tax Office, School, Art Gallery and Theatre, Library, Churches, etc.
Dewdney Murals depicting Waterloo County - Waterloo Region HQ building
The Registry Theatre - JM Drama newly established home to the Arts, Kitchener - music presentation

Conference Registration:

@ \$65.00 per person, ACO members (includes Saturday lunch)

@ \$80.00 per person, non-members (includes Saturday lunch)

@ \$25.00 per person, full-time student (includes Saturday lunch)

Banquet Dinner Saturday evening: @ \$35.00 pp (cash bar available) 'Waterloo County Buffet'

Sunday Tour of Castle Kilbride: @ \$10.00 pp (includes lunch)

Sunday Lunch: @ \$6.00 per person

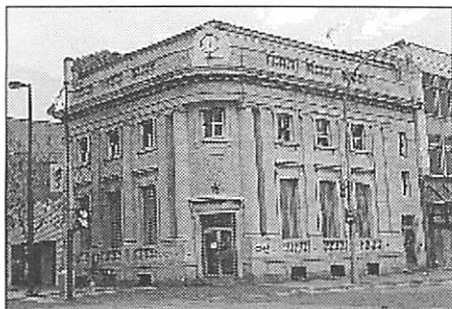
Late Registration (after April 6, 2001): \$75 members, \$90 non-members, \$35 students

Please make your cheque payable to the **ACO - North Waterloo Region Branch** and mail to:
North Waterloo Branch ACO c/o 315 Braemore Avenue, Waterloo, Ontario N2K 1T5

For additional information please call (519) 888-4567 x3448



Rudy Snyder House, Waterloo



Restoration. The stones were placed on pallets and transported to the Lou Romano Water Reclamation Plant on the City's west side where they are currently stored.

The Dominion Bank Building Re-Use Committee, composed of eight community leaders and members of the City Administration, has been meeting twice a month since October 1999. They developed criteria to serve as a guideline for the reuse of the bank façade, which were approved by Windsor City Council in May 2000. These criteria form the basis of the terms of reference for the Request for Proposals now being issued.

The request for proposals

The City of Windsor is issuing a Request for Proposals to solicit the highest quality proposal for the reuse of the bank façade. In order to allow potential proponents enough time to carefully consider the possibilities inherent in using such a beautiful façade, the deadline for submissions is April 20, 2001. The submissions will be judged by the Dominion Bank Building Re-Use Committee on how the proposal conforms to the criteria that were developed. The following criteria are considered mandatory – only proposals that satisfy all four will be recommended to Council:

1. The facade shall be relocated in the City of Windsor.
2. The successful proponent shall be proposing a serviced site or will service the site for the use.
3. The facade shall be rebuilt to its original appearance.
4. The preservation and/or protection of the facade shall be guaranteed in perpetuity by a heritage easement.



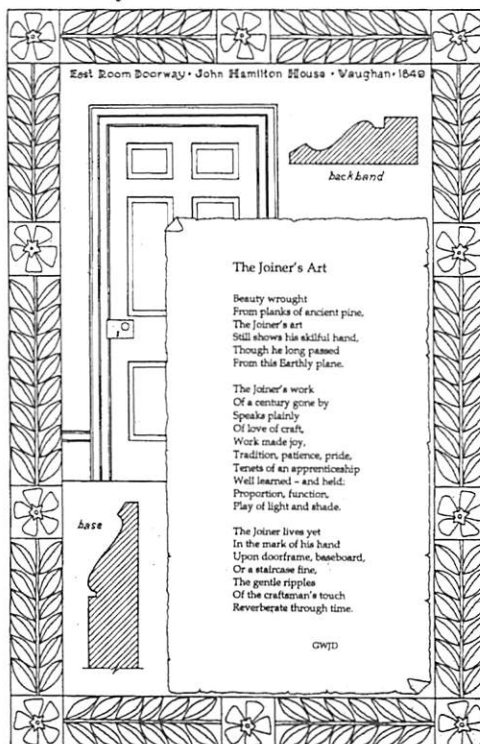
There will be no charge for the stone, but the successful proponent will have to provide a bond or letter of credit to guarantee the successful completion of the reconstruction project.

Contacts

The City's criteria for the reuse of the façade and requirements of the Request for Proposals are contained in the terms of reference available from the Corporate Services Department, Don Mills, Purchasing Manager, (519) 255-6272; FAX (519) 255-9891.

Other questions or comments can be addressed to the Windsor Heritage Planner, Nancy Morand at (519) 255-6281 x 6336; FAX (519) 255-6680; e-mail nmorand@city.windsor.on.ca

Nancy Morand



A page from George Duncan's *York County Mouldings*

ACO to Publish Book on York County Mouldings

York County Mouldings is a new publication currently being produced by George W. J. Duncan, a member of the ACO and the Heritage Co-ordinator for the Town of Richmond Hill. The project was begun in 1995, with most of the fieldwork completed in 1995 – 1997. The numerous plates are now being drawn, and the text is nearing completion. The format will be similar to Peter J. Stokes' classic work, *Early Architecture of the Town and Township of Niagara*, 1967. Diverse moulding profiles, from over 100 buildings dating from the 1820s to the 1920s, have been drawn full size.

The contents of *York County Mouldings* will include:

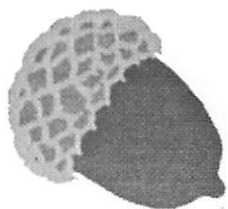
- > Introduction
- > How to Take Moulding Profiles
- > Production
- > The Woods
- > Classical Moulding Shapes
- > Construction
- > Finishes
- > Decade by decade analysis of the survey

The author is not aware of any other Canadian publication that deals with mouldings in this level of detail, over such a wide time span. *York County Mouldings* has been designed as a reference book that will assist in documenting, dating and restoring heritage buildings.

Given its focus on the preservation of early Ontario architecture, the Architectural Conservancy of Ontario has agreed to publish this new reference book. Stay tuned for details!

George Duncan

The Architectural Conservancy of Ontario
Suite 204, 10 Adelaide Street East
Toronto, Ontario M5C 1J3



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